

179.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

566,200 / 566,200

USE VALUE:

566,200 / 566,200

ASSESSED:

566,200 / 566,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 250 |        | SYLVIA ST, ARLINGTON  |

## OWNERSHIP

Unit #:

|                             |  |
|-----------------------------|--|
| Owner 1: NASHED SAID M/ETAL |  |
| Owner 2: NASHED JANETTE E   |  |
| Owner 3:                    |  |

Street 1: 250 SYLVIA STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 5,219 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5219        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.10 | 6     |             |           |        |   |        |   |        |   | 403,598         |           |   |           |        |      | 403,600   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code                |  | Land Size | Building Value | Yard Items                     | Land Value | Total Value    | Legal Description |  | User Acct |  |
|-------------------------|--|-----------|----------------|--------------------------------|------------|----------------|-------------------|--|-----------|--|
| 101                     |  | 5219.000  | 162,600        |                                | 403,600    | 566,200        |                   |  |           |  |
|                         |  |           |                |                                |            |                |                   |  |           |  |
|                         |  |           |                |                                |            |                |                   |  |           |  |
|                         |  |           |                |                                |            |                |                   |  |           |  |
| Total Card              |  | 0.120     | 162,600        |                                | 403,600    | 566,200        | Entered Lot Size  |  |           |  |
| Total Parcel            |  | 0.120     | 162,600        |                                | 403,600    | 566,200        | Total Land:       |  |           |  |
| Source: Market Adj Cost |  |           |                | Total Value per SQ unit /Card: | 491.49     | /Parcel: 491.4 | Land Unit Type:   |  |           |  |

## PREVIOUS ASSESSMENT

| Parcel ID         |     |     |            |           |           |            |             |               |
|-------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|
| 179.0-0004-0007.0 |     |     |            |           |           |            |             |               |
| Tax Yr            | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value |
| 2020              | 101 | FV  | 162,700    | 0         | 5,219.    | 403,600    | 566,300     | 566,300       |
| 2019              | 101 | FV  | 169,900    | 0         | 5,219.    | 397,800    | 567,700     | 567,700       |
| 2018              | 101 | FV  | 169,500    | 0         | 5,219.    | 305,600    | 475,100     | 475,100       |
| 2017              | 101 | FV  | 169,500    | 0         | 5,219.    | 288,300    | 457,800     | 457,800       |
| 2016              | 101 | FV  | 169,500    | 0         | 5,219.    | 265,200    | 434,700     | 434,700       |
| 2015              | 101 | FV  | 158,600    | 0         | 5,219.    | 247,900    | 406,500     | 406,500       |
| 2014              | 101 | FV  | 158,600    | 0         | 5,219.    | 228,300    | 386,900     | 386,900       |
| 2013              | 101 | FV  | 158,600    | 0         | 5,219.    | 228,300    | 386,900     | 386,900       |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| KENNEY EDWARD/E | 26853-494 |      | 11/25/1996 |           | 180,000    | No | No  | Y     |       |

## BUILDING PERMITS

| Date       | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment        |
|------------|--------|---------|--------|-----|------------|----------|------------|----------------|
| 12/9/2010  | 2385   | Manual  | 1,000  |     |            |          |            | INSULATE ATTIC |
| 10/27/2010 | 2213   | Manual  | 2,562  |     |            |          |            | ENTRY DOOR     |
| 7/29/2009  | 642    | Re-Roof | 7,000  |     |            |          |            |                |

## ACTIVITY INFORMATION

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 2/14/2019  | Meas/Inspect | DGM | D Mann    |
| 7/19/2018  | TTL REFUSAL  | BS  | Barbara S |
| 10/23/2008 | Meas/Inspect | 189 | PATRIOT   |
| 1/14/2000  | Meas/Inspect | 263 | PATRIOT   |
| 12/1/1991  |              | PM  | Peter M   |

Sign: \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

|                                 |                          |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
|---------------------------------|--------------------------|---|-----|---------------------------|--------------|--------------|------------|--------------------------------------|------------|---------------------------------------|--------------------|----------------------|------|-------|------------|------------------------------------|-------|--------------|--|
| <b>EXTERIOR INFORMATION</b>     |                          |   |     | <b>BATH FEATURES</b>      |              |              |            | <b>COMMENTS</b>                      |            |                                       |                    | <b>SKETCH</b>        |      |       |            |                                    |       |              |  |
| Type: 5                         | - Cape                   |   |     | Full Bath: 1              | Rating: Fair | OF=BMT SINK. |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Sty Ht: 1H                      | - 1 & 1/2 Sty            |   |     | A Bath: 1                 | Rating:      |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| (Liv) Units: 1                  | Total: 1                 |   |     | 3/4 Bath: 1               | Rating:      |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Foundation: 1 - Concrete        |                          |   |     | A 3QBth: 1                | Rating:      |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Frame: 1 - Wood                 |                          |   |     | 1/2 Bath: 1               | Rating:      |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Prime Wall: 4 - Vinyl           |                          |   |     | A HBth: 1                 | Rating:      |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Sec Wall: 1                     | %                        |   |     | OthrFix: 1                | Rating: Fair |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Roof Struct: 1 - Gable          |                          |   |     | <b>OTHER FEATURES</b>     |              |              |            | 1st Res Grid Desc: Line 1 # Units: 1 |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Roof Cover: 1 - Asphalt Shgl    |                          |   |     | Kits: 1                   | Rating: Fair |              |            |                                      |            | Level FY LR DR D K FR RR BR FB HB L O |                    |                      |      |       |            |                                    |       |              |  |
| Color: WHITE                    |                          |   |     | A Kits: 1                 | Rating:      |              |            |                                      |            | Other                                 |                    |                      |      |       |            |                                    |       |              |  |
| View / Desir:                   |                          |   |     | Frl: 1                    | Rating:      |              |            |                                      |            | Upper                                 |                    |                      |      |       |            |                                    |       |              |  |
| <b>GENERAL INFORMATION</b>      |                          |   |     | WSFlue: 1                 | Rating:      |              |            |                                      |            | Lvl 2                                 |                    |                      |      |       |            |                                    |       |              |  |
| Grade: C - Average              |                          |   |     | <b>CONDOS INFORMATION</b> |              |              |            | Lvl 1                                |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Year Blt: 1961                  | Eff Yr Blt:              |   |     | Location:                 |              |              |            | Lower                                |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Alt LUC:                        | Alt %:                   |   |     | Total Units:              |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Jurisdct: G12                   | Fact: .                  |   |     | Floor:                    |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Const Mod:                      |                          |   |     | % Own:                    |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Lump Sum Adj:                   |                          |   |     | Name:                     |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| <b>INTERIOR INFORMATION</b>     |                          |   |     | <b>DEPRECIATION</b>       |              |              |            | <b>REMODELING</b>                    |            |                                       |                    | <b>RES BREAKDOWN</b> |      |       |            |                                    |       |              |  |
| Avg Ht/FL: STD                  | Phys Cond: FA - Fair-Avg |   |     | 35. %                     |              |              | Exterior:  |                                      |            |                                       | No Unit RMS BRS FL |                      |      |       |            |                                    |       |              |  |
| Prim Int Wall: 1 - Drywall      | Functional:              |   |     | %                         |              |              | Interior:  |                                      |            |                                       | 1 6 3 M            |                      |      |       |            |                                    |       |              |  |
| Sec Int Wall: 1                 | Economic:                |   |     | %                         |              |              | Additions: |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Partition: T - Typical          | Special:                 |   |     | %                         |              |              | Kitchen:   |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Prim Floors: 4 - Carpet         | Override:                |   |     | %                         |              |              | Baths:     |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Sec Floors: 1                   | Total: 35.6 %            |   |     |                           |              |              |            | Plumbing:                            |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Bsmnt Flr: 12 - Concrete        |                          |   |     |                           |              |              |            | Electric:                            |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Subfloor: 1                     |                          |   |     |                           |              |              |            | Heating:                             |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Bsmnt Gar: 1                    |                          |   |     |                           |              |              |            | General:                             |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Electric: 3 - Typical           |                          |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Insulation: 2 - Typical         |                          |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Int vs Ext: S                   |                          |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Heat Fuel: 2 - Gas              |                          |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Heat Type: 3 - Forced H/W       |                          |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| # Heat Sys: 1                   |                          |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| % Heated: 100                   | % AC: 100                |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| Solar HW: NO                    | Central Vac: NO          |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| % Com Wall                      | % Sprinkled:             |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            |                                    |       |              |  |
| <b>MOBILE HOME</b>              |                          |   |     | Make:                     |              |              |            | Model:                               |            |                                       |                    | Serial #:            |      |       |            | Year:                              |       |              |  |
|                                 |                          |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            | Color:                             |       |              |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                          |   |     |                           |              |              |            |                                      |            |                                       |                    |                      |      |       |            | <b>PARCEL ID</b> 179.0-0004-0007.0 |       |              |  |
| Code                            | Description              | A | Y/S | Qty                       | Size/Dim     | Qual         | Con        | Year                                 | Unit Price | D/S                                   | Dep                | LUC                  | Fact | NB Fa | Appr Value | JCod                               | JFact | Juris. Value |  |
| More: N                         |                          |   |     | Total Yard Items:         |              |              |            | Total Special Features:              |            |                                       |                    | Total:               |      |       |            |                                    |       |              |  |